



Peterborough Road, Ailsworth Peterborough
offers in excess of £325,000 **Freehold**

QUENTIN
MARKS



Key Features



- Beautifully Presented Spacious Family Home
- Detached Garden Room / Home Office
- Lovely Lounge
- Breakfast Kitchen
- Utility Room

Beautifully presented throughout, this charming 3 storey property has been thoughtfully improved by the current owner and offers well-balanced, versatile accommodation.

You enter the home via a replacement entrance door with attractive stained-glass panels, leading into a delightful living room. This inviting space features a UPVC double-glazed window to the front with fitted shutters, along with bespoke shelving set into a recess.

To the rear, the spacious kitchen is extensively fitted with a range of base units incorporating cupboards and drawers, complemented by work surfaces and matching eye-level units. There is a glass hob with extractor over, a built-in double oven, plumbing for a dishwasher, and a useful built in breakfast seating area with storage beneath.

A rear lobby provides access to the bathroom, which is fitted with a low-level WC, a vanity wash hand basin with storage below, and a bath with shower attachment. There is also a utility porch offering an integrated washer dryer, additional cupboards, and further storage space, along with a door





Total floor area 135.4 sq.m. (1,457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



leading out to the rear garden.

On the first floor are two well-proportioned bedrooms. The generous front bedroom benefits from multiple built-in wardrobe cupboards and additional storage, while the rear bedroom comfortably accommodates a double bed and features two double-glazed windows along with a built-in cupboard housing the gas-fired central heating boiler. Also on this floor is a refitted shower room comprising a low-level WC, vanity wash hand basin, and a large shower cubicle.

The second floor is dedicated to an impressive master bedroom, enjoying a double-glazed window to the front and access to the loft space.

Outside, the south-facing rear garden is a particular highlight, featuring a paved patio leading to a lawned area. A pedestrian gate at the rear provides access to a garage, which is approached via a rear roadway.

A particular feature of the property is the detached garden room (3.68m x 2.7m), providing a versatile additional space ideal for home working, a studio, gym, hobby room or relaxation room. Positioned within the landscaped rear garden, it creates a valuable extension of the living accommodation and is fully insulated with power and lighting.

Viewing of this lovely home is highly recommended.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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